

REGULAR AND JOINT MEETING & PUBLIC HEARING
AND
CONTINUED REGULAR AND JOINT MEETING & PUBLIC HEARING
OF
MARCH 11, 1986

The meeting was called to order at 3:47 p.m.

Item 1: Roll Call

Present: Members Wolfsheimer, Cleator, Jones, Gotch, McCarty and
Vice Chairman Struiksma

Excused: Members McCall and Martinez

Secretary: Charles G. Abdelnour

Continued Joint Meeting & Public Hearing (Cont. from meetings of 2/11, 2/18 and 3/4/86)

Item 18: In the matter of the Koll Center, Parcel C:

- a) Resolution certifying the Environmental Impact Reports with respect to the proposed sale and development of certain property; and making certain findings and determinations regarding environmental impacts of said proposed sale and development; and
- b) Resolution approving the sale of certain property to Koll-Columbia Development, a joint venture; approving the First Amended DDA pertaining thereto; and making certain findings with respect to such sale.

Following presentation of a slide show by CCDC staff, the Vice Chairman opened the public hearing. Mr. Wayne Proctor spoke in opposition to the plan.

Bill Sauls and Patrick O'Connor, who had previously opposed the project, stated that they were now satisfied with the modifications agreed to by CCDC in a series of meetings held between CCDC and tenants of Marina Park and Park Row, whom they represented. The Vice Chairman then closed the Public Hearing.

Member Struiksma asked that Mr. Trimble prepare an action plan detailing how revenue from the sale of Parcel C would be spent -- what parcels of property are going to profit, what number of housing units will be built, and when? He further asked that this be presented to the Agency at its meeting of April 1, 1986.

Member Jones requested that the Public Hearing to consider the Fourth Amendment to the Columbia Redevelopment Plan (Item 8) and approval of the schematics for the Koll Project be scheduled on the same Agency agenda. After discussion, May 27, 1986 was selected as the most appropriate date.

Member Gotch requested a specific report within 30 days showing a timetable for action on the blocks from the YMCA to the Courthouse, and also an information report on proposals for clearing off the Tower Bowl block.

Item 18: (continued)

Motion by Cleator to adopt the resolutions.

Second by Jones.

Vote: 5-1 (Vice Chairman in opposition)

ADOPTED AS RESOLUTIONS NO. 1279 and 1280

Item 19: Resolution approving the Preliminary Site Plan and Basic Concepts for development of the Koll Center on Parcel C, subject to the Scope of Development contained in the DDA, and certain other conditions.

Motion by Cleator to adopt the resolution.

Second by Jones.

Vote: 5-1 (Vice Chairman in opposition)

ADOPTED AS RESOLUTION NO. 1281

Item 8: Resolutions consenting to a Joint Public Hearing on the proposed Fourth Amendment to the Redevelopment Plan for the Columbia Redevelopment Project; authorizing submittal of the proposed Fourth Amendment to the Planning Commission; and authorizing the Executive Director to provide copies of the proposed Fourth Amendment to residents and existing community organizations in the area.

Motion by Jones to adopt the resolutions.

Second by Cleator.

Vote: 6-0

ADOPTED AS RESOLUTIONS NO. 1282, 1283 and 1284

Joint Meeting and Public Hearing

Item 3: Resolution approving the First Amendment to the Disposition and Development Agreement between the Agency and Whitaker Investment Corporation in Gateway Center West; and making certain findings with respect to such amendment.

As no one appeared to speak on this matter, the Vice Chairman closed the Joint Public Hearing.

Motion by Jones to adopt the resolution.

Second by Gotch.

Vote: 6-0

ADOPTED AS RESOLUTION NO. 1285

Item 4: Resolution approving the Basic Concept Drawings and the architect, landscape architect and civil engineer for the development of clean, light-industrial facilities by Whitaker Investment Corporation.

Item 4: (continued)

Members Jones and Gotch discussed the matter of landscaping at Gateway Center and asked that SEDC provide a detailed plan at the April 1, 1986 meeting.

Motion by Jones to adopt the resolution on condition that SEDC return on June 10th with final construction drawings showing the northern and eastern elevations and final landscaping plans.

Second by Gotch.

Vote: 6-0

ADOPTED AS RESOLUTION NO. 1286

Member Wolfsheimer left the meeting.

Item 2: Approval of the minutes of the Redevelopment Agency Meetings of February 11, February 18 and March 4, 1986.

Motion by McCarty to approve the minutes.

Second by Cleator.

Vote: 5-0

Item 5: Resolution approving the Basic Concept Drawings and the architects and civil engineer for the Paradise Family Trust development on Lots 14 - 16 of Gateway Center East.

Motion by McCarty to continue this item to April 1, 1986.

Second by Jones.

Vote: 5-0

Item 6: Resolution amending the scope of a contract with Chilcote, Inc. in Gateway Center East.

Motion by Jones to adopt the resolution.

Second by Gotch.

Vote: 5-0

ADOPTED AS RESOLUTION NO. 1288

Item 7: Resolution noting that the Quarterly Project Update for the period of October 1, 1985 to December 31, 1985 has been reviewed and filed.

Motion by Jones to continue this item to April 1, 1986.

Second by Gotch.

Vote: 5-0

Item 9: Resolution approving an amendment to the FY 1986 Horton Plaza Theater budget, increasing the amount by \$366,000.

Item 9: (continued)

Motion by Gotch to adopt the resolution.
Second by Cleator.
Vote: 5-0

ADOPTED AS RESOLUTION NO. 1290

Item 10: Resolutions approving amendments to the agreements with Stewart Construction Company, A. O. Reed, Kirkwood Electric and Arrow Fire Sprinkler Company, extending the date of completion of the Lyceum Theater to May 26, 1986.

Motion by Gotch to adopt the resolutions.
Second by Cleator.
Vote: 5-0

ADOPTED AS RESOLUTIONS NO. 1291, 1292, 1293 and 1294

Item 11: Resolution amending the agreement with J. S. Stewart Construction Co. for construction manager services by adding \$39,000 to the contract, for a maximum compensation not to exceed \$139,000.

Motion by Gotch to adopt the resolution.
Second by Cleator.
Vote: 5-0

ADOPTED AS RESOLUTION NO. 1295

Item 12: Resolution amending the agreement with J.A. Stewart Construction Co. for the Lyceum Theater, increasing the amount by \$97,691.

Motion by Gotch to adopt the resolution.
Second by Cleator.
Vote: 5-0

ADOPTED AS RESOLUTION NO. 1297

Item 13: Resolution approving a payment not to exceed \$20,033 to Horton Plaza Associates for architectural services and construction activities associated with the Lyceum Theater.

Motion by Gotch to adopt the resolution.
Second by Cleator.
Vote: 5-0

ADOPTED AS RESOLUTION NO. 1298

- Item 14: Resolution amending the agreement with S. Leonard Auerbach and Associates for theater design services by adding \$10,000, for a new total compensation of \$96,450.

Motion by Gotch to adopt the resolution.

Second by Cleator.

Vote: 5-0

ADOPTED AS RESOLUTION NO. 1299

- Item 15: Resolution awarding the telephone system contract for the Lyceum Theater to PacTel for an amount not to exceed \$17,640.48; and awarding the contract to Pacific Bell for the installation of 19 trunk lines into the Lyceum Theater at a cost not to exceed \$2,000.

Motion by Gotch to adopt the resolution.

Second by Cleator.

Vote: 5-0

ADOPTED AS RESOLUTION NO. 1300

- Item 16: Resolution authorizing CCDC to advertise and receive bids for the construction of sewer and water laterals for the Omni Hotel; authorizing award of the contract to the lowest qualified bidder; and authorizing CCDC to administer said contract.

Motion by Gotch to adopt the resolution.

Second by Cleator.

Vote: 5-0

ADOPTED AS RESOLUTION NO. 1296

- Item 17: Resolution authorizing CCDC to advertise and receive bids for construction of off-site improvements consisting of public street lights on "F" Street in the Horton Plaza and Marina Redevelopment Projects; authorizing award of the contract to the lowest qualified bidder; and authorizing CCDC to administer said contract.


Motion by Cleator to adopt the resolution.

Second by Gotch.

Vote: 5-0

ADOPTED AS RESOLUTION NO. 1301

The meeting was adjourned at 5:22 p.m.


Secretary of the Redevelopment Agency
of the City of San Diego, California